Subjects

Access management
access management plans of governmental entities, 346–347
appraisal techniques in estimating value of access, 350
approach permitting, 348-349
deeded approaches and access rights, 348
reasonable access, 349
value implications of road access management, 345–353

Ad valorem tax
valuing leased assets for purposed of ad valorem taxes, 146–155

Agricultural land
differences between agricultural land value surveys and sale prices, 194–203
effect of Conservation Reserve Program restrictions on sale prices, 45–55
sources of agricultural land value estimates, 196–197
statutes protecting agricultural and forestry lands, 249–251

American Real Estate Society
noteworthy valuation-related papers from the American Real Estate Society's annual meeting, 273–278

Antiterrorism security improvements
access control improvements, 356-357
effect of antiterrorism security measures on the appraisal process, 358–361
inspection and appraisal guidelines for antiterrorism security measures, 354–361
structural hardening improvements, 357–358

Appraisal Institute 75th anniversary
about the cover, v (Summer)
Appraisal Journal editors-in-chief, vii (Summer)
congratulations from Richard M. Daley, Mayor of Chicago, v (Spring)
congratulatory letter from American Bankers Association, vi (Summer)
congressional record remarks, vii (Winter)
message from the editor-in-chief, vi (Winter), x (Summer)
message from the president of the Appraisal Institute, iv–v (Winter), iv–v (Fall)

Appraisal practice
appraisal refinements and changing technologies, 166-169, 171
bases for development of the appraisal profession, 213–215
evolution of appraisal principles, 215–218
evolution of appraisal process, 218–219
history of appraising in the United States, 212–213
litigation appraisal problem in takings compensation cases same as in other litigation cases, 246–247
technology in appraisal practice, 222–223, 279–294

Appraisal process
cost concept in valuation, 228–229
data research, 231–233
elements of appraisal process, 224–226, 227–235
market value, 220–221
nature of the problem, 227–228
value in use, 228

Appraiser reminiscences
appraisal practice in Iowa after World War II, 76–77
changes in over 50 years of appraisal practice, 166–170
recollections of appraiser education, 387–389
residential appraiser memories, 171

Appraisal reports
common errors and issues in appraisal reports, 264–272
early appraisal report forms of government entities, 375–385
preparation of appraisal reports, 219–220, 264–272
scope of work and appraisal reports, 265–266
Uniform Standards of Professional Appraisal Practice (USPAP), 264–268, 270–272

Appraisal reviews
appraisal review work and types of appraisal review assignments, 188–193
critiquing appraisal reports, 191–192
scope of work and types of appraisal reviews, 189–190
types of appraisal review clients, 188–189, 192–193

Appraisal services
appraisal assignments modeled for client's use, 30–31
appraisal review work and types of appraisal review assignments, 188–193

Appraiser tools
appraiser's tool kit, 279–294
technology improvements and their impact on appraiser practices, 167–169, 171, 222–223, 285–292

Appraising Residential Properties
revisions in fourth edition of *Appraising Residential Properties*, 72–75

Appreciation rate
impact of real estate conservation subdivision developments on appreciation of homes, 236–244

Armstrong, Robert (Bob)
memories of Bob Armstrong, 163–165
Robert Armstrong as Appraisal Journal editor-in-chief, vii (Summer), 163

Auctions
accuracy of private sector appraisers versus government appraisers, 256–263
sale of government land in Hong Kong, 253–254
valuation accuracy for land auctions, 253–263

Awards
announcement of 2006 Armstrong/Kahn Award, vi (Spring)
history of the Armstrong/Kahn Award, vii (Spring)
past recipients of Armstrong/Kahn Award, vii–ix (Spring), ix (Summer)
role of Robert (Bob) Armstrong in direction of *The Appraisal Journal*, 163

significant Armstrong Award and Kahn Award articles, 31–32

Buyer knowledge

fully informed buyers versus well-informed buyers, 135

how buyer knowledge affects market value, 134–139

Capitalization rates

adjustments to NOI permitted with consistent adjustments to capitalization rate, 146–155

band-of-investment method of developing capitalization rate, 25–26

capitalization rate adjustments necessary for consistency with changes to income, 151–155

capitalization rates and operating leases in unitary valuation, 146–155

consistency between cash flows and capitalization rates, 147–149

modifying capitalization rate, 140–145, 146–155

overall rate of return to suppliers of capital who receive a pro-rata share of a company's net operating income, 146–155

Cell phone towers

effect of distance to cell phone towers on house prices, 362–370

Florida market study of impact of cell phone towers on prices, 364–370

Comparable sales

adjustments to comparable sales for FHA and VA mortgage financing, 140–145

appraising residential property in a changing market, 14–23

computerized programs and multiple regression analysis, 42–43

elements of comparison related to access to comparable properties, 350-351

knowledge of contamination and comparability of sales, 134–139

Condemnation

appraiser's role under property rights compensation statutes, 246–252

compensation for takings, 246–252

Condominiums

financial impact of diminished number of lots or homes on condominium or home owners' associations, 62–71

Conservation design

impact of real estate conservation subdivision developments on appreciation and price, 236–244

Conservation easements

conservation easements, 45–55, 236–245

effect of conservation easements on land market prices, 14–23

effect of short-term conservation restrictions on sale prices, 45–55

open space planning, 236–245

Conservation Reserve Program

effect of federal Conservation Reserve Program on sale price of agricultural land, 45–55

Contaminated property

disclosure of contamination, 134–139

groundwater contamination, 106–108

impaired value of contaminated property, 29–30, 105–108, 134–139

methodology for measuring the effect of contamination on income and marketability, 29–30

municipal setting designations as a tool for reducing environmental risk and cost effects on property values, 105–108

Ohio Urban Setting Designation Program, 107–108

Texas Municipal Setting Designation Program, 106–107

property value diminution from contamination, 106–108, 134–139

Corridors

across the fence value estimates of corridors, 57–58

determining net liquidation value of transportation corridors, 56–61

Rails to Trails program, 60

valuing of alternative highest and best use of transportation corridors, 56–61

Cost approach

using the cost approach in determining value of antiterrorism security improvements, 359–360

Court cases

recent state court decisions, 1–5, 89–93, 183–187, 309–313

Development restrictions

implications of duration of property restrictions, 45–55

Discounted cash flow

development of discounted cash flow as standard for appraisal of complex investment property, 27–28

discounted cash flow and capitalization of future net income, 40–42

Editor-in-Chief of *The Appraisal Journal*

Appraisal Journal editors-in-chief, 1932–2007, vii–viii (Summer)

message from the editor-in-chief, vi (Winter), x (Summer)

Robert Armstrong as influential editor-in-chief of *The Appraisal Journal*, vii (Summer), 163–165

Education

appraiser education content requirements, 332–333, 371–374

changing appraiser education and standards, 169, 219, 326–338, 387-389

education in the post-war era, 387–389

education venues, 333–335

training of appraisers, 326–338

valuation theory and course content, 329–332

Ellwood approach

Ellwood without algebra, 26–27

impact of the Elwood approach on value, 26–27, 295–297

Eminent domain

appraiser's role under property rights compensation statutes, 246–252

compensation for takings, 246–252

effect of eminent domain on home owners' associations, 62–71

eminent domain and reasonable access, 349–350

Environmental design

impact of real estate conservation subdivision developments on appreciation and price, 236–244

Environmental risk

municipal setting designations as a tool for reducing environmental risk effects on property values, 105–108

Ethics

appraisal profession and ethical obligations, 114–115, 116–129

balancing ethics and business interests, 130–133

Canons of the Code of Professional Ethics of the Appraisal Institute, 121–124, 128–129

changing in standards, 169

condemnation appraisals and ethics, 120–121

counseling and discipline of members, 122

development of Uniform Standards of Professional Appraisal Practice (USPAP), 117, 121–123, 222–223

history of appraisers' professional ethics and standards, 116–124

influence of economic events in development of ethics, 117–124
origins of American appraiser ethics and standards, 117–120
role of Great Depression in professional ethics, 119–120
Rules of Professional Ethics, 117–129

Farmland appraisal
differences between agricultural land value surveys and sale prices, 194–203
effect of Conservation Reserve Program restrictions on sale prices, 45–55
sources of agricultural land value estimates, 196–197
statutes protecting agricultural and forestry lands, 249–251

FHA mortgage financing
adjustment to comparable sales for FHA mortgage financing, 140–145

Forest land
statutes protecting agricultural and forestry lands, 249–251

Gibbons, James
James Gibbons in memoriam, ix (Summer)

Green spaces
impact of real estate conservation subdivision developments on appreciation and price of homes, 236–244

Highest and best use
six-step process for market analysis, 28–29

Home owners' associations (HOAs)
eminent domain and home owners' associations, 62–71
financial impact of diminished number of lots or homes on condominium or home owners' associations, 62–71
fixed expenses and home owners' associations, 65
methodology for determining financial losses of home owners' association due to reduced income, 66–69

Housing boom
response of homebuilders to negative market, 208
segments of home owners affected by shift in housing market, 205
what happens when the housing boom ends, 204–210

Income capitalization approach
using the income capitalization approach in determining value of antiterrorism security improvements, 360–361

International appraising
European housing values and end of housing boom, 204–210

Inverse condemnation
property compensation statutes make inverse condemnation actions easier to maintain, 246–252

Leases
effect of lease payments on market value, 150–151
modifying capitalization rate, 140–145, 146–155
modifying net operating income for lease payments, 146–155

Liability
appraiser liability for property inspection, 109–113

Market analysis
difference between market rent and feasibility rent, 29
effect of seller disclosure and buyer knowledge on market value, 134–139
importance of market analysis, 28–29
six-step process for market analysis, 28–29

Market value
approaches to determining market value, 227–235
clarifying type of value in valuation, 264–272
comparing market values survey responses, 194–203
defining market value, 216–217
differing definitions of value, 31–32
market values in housing boom, 204–210
role of concept of market value in appraisal profession, 220–221
using the three approaches to market value, 34–44

Mortgage financing
sales comparison adjustments for FHA and VA financing, 140–145

Net operating income (NOI)
adjustments to NOI permitted with consistent adjustments to capitalization rate, 146–155

Open-space developments
impact of conservation subdivision developments on appreciation and price, 236–244

Power lines
effect of power lines on property values, 323-325

Professionalism
appraisal profession and ethical obligations, 114–115, 116–129, 130–133
development of appraisal profession, 211–223
role of appraisers in society, 114–115, 211–223

Property inspection
duty of appraiser to a borrower, 112
failure to report property conditions that affect property value, 109–113
liability and the appraiser's property inspection, 110–113
proof of interior inspection, 112–113
property inspection and home inspection, 109–110
scope of work, 109

Property owner's rights
statutes protecting against local government land use regulation, 246–252

Property tax
principle of consistency, 147–149
tax policy treatment of short-term restrictions, 45–55
valuing a single asset more than once during the same valuation assignment, 146–155

Real estate literature
trends in topics receiving attention in real estate–related literature, 156–162

Regulatory takings
more regulatory takings compensable due to property compensation statutes, 246–252
property compensation statutes enacted after Supreme Court decision in *Lucas v. South Carolina Coastal Council*, 246–247

Residential property
appraising residential property in a changing market, 14–23
impact of real estate conservation subdivision developments on appreciation and price, 236–244

Right-of-way boundary
identifying right-of-way boundaries, 347

Sales comparison adjustments
adjustments for FHA and VA mortgage financing, 140–145
using the sales comparison approach in determining value of antiterrorism security improvements, 358–359

Scope of work
appraisal process and scope of work, 219
appraisal review scope of work, 189–191
property inspection and scope of work, 109
scope of work and appraisal reports, 265–266

Security improvements
access control improvements, 356-357
effect of antiterrorism security measures on the appraisal process, 358–361
inspection and appraisal guidelines for antiterrorism security measures, 354–361
structural hardening improvements, 357–358

Seller disclosure
arm's-length transactions, 135-136, 139
confirmation of sales data, 134–139
how disclosure affects markets, 134–139
role of third persons in disclosure of property conditions, 135–137
well-informed versus fully informed buyers, 135

Surveys
buyer questionnaire related to knowledge, 134–139
differences between agricultural land value surveys and market sales 194–203
surveys to estimate land values, 194–203

Takings
appraiser's role under property rights compensation statutes, 246–252
compensation for takings, 246–252

Technology
impact of technology on appraisal practice, 167–169, 171, 222–223, 279–294

Three approaches to value
role of three approaches to value in the appraisal process, 32, 34–44

Traffic
influence of traffic congestion on property utility, 347–348

Transportation corridors
across the fence value estimates of corridors, 57–58
determining net liquidation value of transportation corridors, 56–61
Rails to Trails program, 60
valuing of alternative highest and best use of transportation corridors, 56–61

Uniform Standards of Professional Appraisal Practice (USPAP)
appraisal reports and USPAP, 264–272
appraisal reviews and USPAP, 188–193
appraiser ethics and USPAP, 116–124
development of USPAP, 117, 121–123, 222–223

VA mortgage financing
adjustment to comparable sales for VA mortgage financing, 140–145

Titles

Antiterrorism Security Measures for Commercial Buildings: Inspection and Appraisal Guidelines
Krisandra Guidry, PhD, 354–361

Appraisal Institute Education: Knowledge—Experience—Integrity
Joseph C. Magdziarz, MAI, SRA, and Sheila Crowell, 371–374

Appraisal Procedure of Federal Agencies
Percy E. Wagner, MAI, 375–386

The Appraisal Process
K. Lee Hyder, MAI, 227–235

The Appraiser's Role under Property Rights Compensation Statutes
Charles C. Carter, PhD, and Marcus T. Allen, PhD, 246–252

The Appraiser's Tool Kit—Then, Now, and Coming
Dan L. Swango, PhD, MAI, SRA, 279–294

Appraising Residential Property in a Changing Market
Mark R. Rattermann, MAI, SRA, 14–23

Are Appraisal Reviews a Mainstay of Your Practice or Just a Sideline?
Mark R. Rattermann, MAI, SRA, 188–193

At the Crossroads of Expansion and Recession
James R. DeLisle, PhD, 314–322

Comments on Training of Appraisers
Arthur M. Weimer, MAI, PhD, 339–344

Common Errors and Issues in Reports
Janice F. Young, MAI, SRA, and Stephanie Coleman, MAI, SRA, 264–272

Compensated Short-Term Conservation Restrictions May Reduce Sale Prices
Steven J. Taff, PhD, and Sanford Weisberg, PhD, 45–55

Differences Between Agricultural Land Value Surveys and Market Sales
Steven Shultz, PhD, 194–203

An Economic Analysis of Real Estate Conservation Subdivision Developments
Alan K. Reichert, PhD, and Hsin-Yu Liang, 236–245

The Education of a Profession
Richard L. Parli, MAI, 326–338

The Effect of Distance to Cell Phone Towers on House Prices in Florida
Sandy Bond, PhD, 362–370

An Empirical Study of Valuation Accuracy and Variation in Hong Kong Land Auctions
K. F. Man and C. W. Ng, 253–263

The Evolution of Appraiser Ethics and Standards
Bruce M. Closser, MAI, SRA, 116–129

50+ Years of Appraising
Lloyd D. Hanford, Jr., MAI, 166–170

The Impact of the Elwood Approach on Value
Donald R. Epley, PhD, MAI, SRA, 295–297

Liability and the Appraiser's Property Inspection
109–113

Measuring the Financial Impact of Lot or Home Removal on Home Owners' Associations
William C. Weaver, PhD, 62–71

Memories of "Bob" Armstrong
L. W. Ellwood, 163–165

Municipal Setting Designations: A New Tool for Reducing Environmental Risk and Cost Effects on Property Values
Thomas O. Jackson, PhD, MAI, and Jennifer M. Pitts, 105–108

Net Liquidation Valuation of Transportation Corridors
Arthur G. Rahn, 56–61

New Year Begins with Tempered Optimism
James R. DeLisle, PhD, 6–13

Nine Big Ideas: Appraisal Journal Articles That Influenced a Generation
David C. Lennhoff, MAI, SRA, 24–33

Noteworthy Valuation-Related Papers from the American Real Estate Society's 23rd Annual Meeting
Charles G. Dannis, MAI, SRA, 273–278

Ongoing Evolution of *Appraising Residential Properties:* A New Edition for a New Millennium
Michael McKinley, 72–75

Partitioning Capitalization Rates: Operating Leases in Unitary Valuation
Thomas W. Hamilton, PhD, and David O. Vang, PhD, 146–155

Power Lines and Property Values Revisited
Jennifer M. Pitts and Thomas O. Jackson, PhD, MAI, 323–325

Recollections of Appraiser Education
John D. Dorchester, Jr., MAI, 387–389

Sales Comparison Adjustments for FHA and VA Financing After Deregulation
Paul K. Asabere, PhD, and Forrest E. Huffman, PhD, 140–145

Seller Disclosure and Buyer Knowledge: How They Affect Market Value
Rudy R. Robinson III, MAI, and Scott R. Lucas, 154–159

60 Years Ago
Ranney Ramsey, MAI, 76–77

Solid Foundation Steadies Uncertain Economy
James R. DeLisle, PhD, 94–104

Some Nightmares I Have Had—About Ethics
Arthur A. May, MAI, MS, 130–133

SRA Memories—My Appraisal Career
Paul A. Jones, Jr. , SRA, 171–172

***Three* Approaches?**
McCloud B. Hodges, Jr., 34–44

Trend Report
Eric Goodman and Sarah Martin, 156–162

Value Implications of Current Trends in Access Management
Sue L. Hoell, 345–353

The Valuer and His Profession
Winston S. Churchill, 114–115

What Happens When the Housing Boom Ends
Michael Ball, 204–210
Allen, Marcus T., 246–252

Authors

Ball, Michael, 204–210

Bond, Sandy, 362–370

Carter, Charles C., 246–252

Churchill, Winston S., 114–115

Coleman, Stephanie, 264–272

Crosson, Stephen T., vi (Winter), x (Summer)

Crowell, Sheila, 371–374

Dannis, Charles G., 273–278

DeLisle, James R., 6–13, 94–104, 314–322

Dorchester, John D., Jr., 211–226, 387–389

Dunkin, Terry R., iv–v (Winter), iv–v (Fall)

Ellwood, L. W., 163–165

Epley, Donald R., 295–297

Goodman, Eric, 156–162

Guidry, Krisandra, 354–361

Hamilton, Thomas W., 146–155

Hanford, Lloyd D., Jr., 166–170

Hodges, McCloud B., Jr., 34–44

Hoell, Sue L., 345–353

Huffman, Forrest E., 140–145

Hyder, K. Lee, 227–235

Jackson, Thomas O., 105–108, 323–325

Jones, Paul A., Jr., 171

LaHood, Ray, vii (Winter)

Lennhoff, David C., 23–33

Liang, Hsin-Yu, 236–245

Magdziaz, Joseph, 371–374

Man, K. F., 253–263

Martin, Sarah, 156–162

May, Arthur A., 130–133

McKinley, Michael, 72–75

Ng, C. W., 253–263

Parli, Richard L., 326–338

Pitts, Jennifer M., 105–108, 323–325

Rahn, Arthur G., 56–61

Ramsey, Ranney, 76–77

Rattermann, Mark R., 14–23, 188–193

Reichert, Alan K., 236–245

Robinson, Rudy R., III, 134–139

Roulac, Stephen E., 173

Shultz, Steven, 194–203

Stiegler, M. H., 1–5

Swango, Dan L., 174–175, 279–294

Taff, Steven J., 45–55

Vang, David O., 146–155

Wagner, Percy E., 375–386

Weaver, William C., 62–71

Weeks, H. Shelton, 172

Weimer, Arthur M., 339–344

Weinberger, Alan M., 89–93, 183–187, 309–313

Weisberg, Sanford, 45–55

Young, Janice F., 264–272

Cases in Brief

Appraiser has duty to disclose mixed-use of property, 1

Appraiser hired as expert witness does not owe a duty of care to the opposing party, 183–184

Arm's-length transaction did not include financing, 2

Charitable institution entitled to ad valorem tax exemption, 4

Charitable purpose tax exemption depends on institution's use of the property, not source of funding, 312–313

Church used only for storage not entitled to tax exemption, 309

City entitled to public purpose tax exemption for land acquired and prepared for economic development, 185–186

Commonly owned parcels not considered one zoning lot when separated by a public road, 186

Construction project resulted in de facto taking of property, 3

Damage to building from nearby demolition not an inverse condemnation, 2–3

Economic benefits alone are insufficient to justify the taking of property by eminent domain, 91–92

Economic factors alone are insufficient to support a determination of blight, 310–311

Horse racing not an agricultural use of land, 4–5

Improvements made by lessee are included in tax reassessment of property transferred subject to lease, 89

Landowner not entitled to compensation for impairment of property's visibility from highway caused by state's construction, 310

Nonprofit institute for advanced studies entitled to educational tax exemption for residential apartments when it also provides education to the public, 186–187

Nonprofit organization entitled to tax exemption for property used to operate store, 185

Property cannot be condemned as blighted solely because it is not fully productive, 311

Property's market value not enhanced by owner's right to access underground gas reservoirs or by proximity to the reservoirs, 312

Purchase agreement to sell power at above-market rate is properly considered in tax assessment of small power-production facility, 184–185

Road reconfiguration that does not eliminate access to public road system is not a compensable taking, 183

Tax cap protecting homestead property requires initial assessment of the property's fair market value, 90–91

Tax credits included in assessment of low-income apartments, 1–2

Tax exemption based on organization's purpose, not source of its funding, 91

Tenant compensated for lost profits under lease agreement, 3–4

Testator intended land to be appraised at fair market value despite will's provisions, 89–90

Trade association not entitled to tax exemption for property used to train members, 90

Tributary is included in measure of parcel's area and does not divide parcel into separate lots, 313

Water-filled quarry is a pond for purposes of land use ordinance, 187

Zoning board cannot rely solely on industry standards to determine the constitutionality of local ordinances, 92

Columns and Departments

Book Reviews

Stephen E. Roulac, PhD, 173
Barron's Real Estate Handbook, 6th edition
by Jack P. Friedman, Jack C. Harris, and Barry A. Diskin

Dan L. Swango, PhD, MAI, SRA, 175–175
Prepare to Profit
by Sheri Alford and Ahmet Ucmakli

H. Shelton Weeks, PhD, 172
Keys to Investing in Real Estate, 4th edition
by Jack P. Friedman and Jack C. Harris

Environment and the Appraiser

Municipal Setting Designations: A New Tool for Reducing Environmental Risk and Cost Effects on Property Values
Thomas O. Jackson, PhD, MAI, and Jennifer M. Pitts, 105–108

Power Lines and Property Values Revisited
Jennifer M. Pitts and Thomas O. Jackson, PhD, MAI, 323–325

Financial Views

At the Crossroads of Expansion and Recession
James R. DeLisle, 314–322

New Year Begins with Tempered Optimism
James R. DeLisle, PhD, 6–13

Solid Foundation Steadies Uncertain Economy
James R. DeLisle, PhD, 94–104

International Appraising

The Valuer and His Profession
Winston S. Churchill, 114–115

What Happens When the Housing Boom Ends?
Michael Ball, 204–210

Law and the Appraiser

Liability and the Appraiser's Property Inspection, 109–113

Letters to the Editor

Comments on "Billboards and the Legal and Regulatory Environment" (Fall 2006), 298–300

Comments on "Liability and the Appraiser's Property Inspection" (Spring 2007), 298

Comments on "Some Nightmares I Have Had–About Ethics" (Spring 2007), 298

Comments on "The Appraiser's Tool Kit" (Summer 2007), 390

Comments on "In Memoriam: James E. Gibbons" (Summer 2007), 390

Authors' Clarification for "An Economic Analysis of Real Estate Conservation Subdivision Developments" (Summer 2007), 390

A Look Back

Appraisal Procedure of Federal Agencies
Percy E. Wagner, MAI, 375–386

The Appraiser's Tool Kit–Then, Now, and Coming
Dan L. Swango, PhD, MAI, SRA, 279–294

50+ Years of Appraising
Lloyd D. Hanford, Jr., MAI, 166–170

The Impact of the Elwood Approach on Value
Donald R. Epley, PhD, MAI, SRA, 295–298

Memories of "Bob" Armstrong
L. W. Ellwood, MAI, 163–165

Recollections of Appraiser Education
John D. Dorchester, Jr., MAI, 387–389

60 Years Ago
Ranney Ramsey, MAI, 76–77

SRA Memories–My Appraisal Career
Paul A. Jones, Jr., SRA, 171

Notes and Issues

Appraisal Institute Education: Knowledge–Experience–Integrity
Joseph C. Magdziarz, MAI, SRA, and Sheila Crowell, 371–374

Common Errors and Issues in Reports
Janice F. Young, MAI, SRA, and Stephanie Coleman, MAI, SRA, 264–272

Noteworthy Valuation-Related Papers from the American Real Estate Society's 23rd Annual Meeting
Charles G. Dannis, MAI, SRA, 273–278

The Ongoing Evolution of *Appraising Residential Properties*: A New Edition for a New Millennium
Michael McKinley, 72–75

Trend Report
Eric Goodman and Sarah Martin, 156–162

Residential Appraising

Appraising Residential Property in a Changing Market
Mark R. Rattermann, MAI, SRA, 14–23

Are Appraisal Reviews a Mainstay of Your Practice or Just a Sideline?
Mark R. Rattermann, MAI, SRA, 188–193

Rural Appraising

Differences Between Agricultural Land Value Surveys and Market Sales
Steven Shultz, PhD, 194–203